

January 8, 2021

Ms. Liza Forshaw, Chairwoman
Zoning Board of Adjustments, In care of the Building Department
Ladue City Hall
Ladue, Missouri 63124

Re: Appeal Statement - Denial for Building Permit Application pertaining to the
Proposed Site Plan for 42 Glen Eagles Drive

Dear Ms. Forshaw,

Please consider this letter as part of the appeal process to the ruling of the Building Commissioner denying a permit for the accessory building project at the Oliver Residence based on Section V, (G), (1), *Lot coverage restrictions* of Ordinance 1175.

Mainline Group Architecture, Inc. has been retained by Mr. & Mrs. Oliver to design a pool and pool pavilion. The intent of the addition is to blend seamlessly into the aesthetic quality of the existing home and site while adding amenities conducive and functional to the lifestyle changes of the owners.

Section V (G), (1) pertaining to the impervious front and rear yard coverage maximum amount of 30% for zoning district B:

The existing home has a total functional rear yard area of 17,334 square feet. 5,200 sq. ft. (30%) of impervious surface is allowed. The existing amount = 4,900 sq. ft. The proposed addition (430 sf for pavilion and 1,087 sf for pool and deck) increases the total area to 6,417 sq. ft. This brings the total to 1,217 sq. ft. over the allowed amount.

A portion of the existing AutoCourt paving will be changed to gravel (or permeable surface as an alternate). This will be 1,186 sq. ft. The Zoning code allows gravel (or permeable pavement) as a 25% credit toward green space. This equals 297 sq. ft. changing the coverage to 920 sq. ft. This number represents 5.3% of the entire yard area.

The area of the pool and the amount of the pool deck and pavilion were kept to a minimum while still allowing functionality. They are located in the immediate rear yard

to allow for a site design that is on axis with the main house and works with the use of the residence by minimizing the distance to the house. The property currently takes on water shed from Ladue Road to the northwest. Any water that is being shed from the property to the east is being directed around the pool and pool house to the more open areas of the property where it can be better controlled. We believe that any runoff resulting from this overage of area cover can be mitigated on site.

The Oliver's are requesting a variance from the Zoning Ordinances in order to construct the pool and pool pavilion based upon the following criteria with consideration for the resulting hardship or practical difficulties that may be created by the strict interpretation of the Zoning Ordinance:

- 1.) *Impervious Yard Coverage of Additional 920 sq. ft. of Hardscape over the 5,200 allowed.*

The Oliver's acknowledge that they are responsible for paying the cost for any transcripts ordered from the reporting service as regards this request.

We hope you will see that the unique conditions of this lot create this hardship regarding the location of the pool and the amount of hardscape in the yard. The overall goal is to bring an aesthetic and practical value to the property while maintaining its historic nature. Thank you for the opportunity to appeal the ruling of the Building Commissioner as it pertains to the Oliver's Building Permit application.

Best Regards,



Allen F. Roehrig, Principal
Mainline Group Architecture, Inc.

Cc: Jack and Rachel Oliver
Attachment A: Site plan and Elevations.



Application for Zoning Board of Adjustment

*** This application must be filled out completely and signed before submittals are placed on the ZBA agenda.**

PETITIONER INFORMATION

Name of Petitioner: Allen Roehrig
Address of Petitioner: 9751 Clayton Rd Phone #: 314 872 3955
Email address of petitioner: allen.roehrig@mgarch.net

PROPERTY INFORMATION

Address: 42 Glen Eagles
Zoning District: B
Parcel Identification Number: 18L140056
Variance being requested: Additional 920 sq. ft. of
impervious surface in yard coverage.

By signing this application, you acknowledge that by submitting an incomplete petition, your item may not be added to the meeting agenda. A representative for the proposal must be in attendance to present the project to the Board.

X 

Date: 08JAN21

*** This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision.**

CITY OF
LADUE

Building Department

December 7, 2020

Jack & Rachel Oliver
42 Glen Eagles
St. Louis, MO 63124

Dear Mr. and Mrs. Oliver:

The City of Ladue regrets to inform you that your application for a new pool and pool house at 42 Glen Eagles has been denied.

1. Construction of the proposed pool, pool house and fence has been denied per Ordinance #1175, Section V, (G), (1). Lot coverage restrictions.

G. Lot coverage restrictions

(1) Green Space requirements are shown in the following table:

(2) Green space shall include undisturbed natural areas, rain gardens, landscaped grass and gardens. Provided green space shall not include buildings, driveways, decks and

District	Minimum green space required on each lot	Maximum extent of accessory structures and pavement per yard (Section IV. A (4), Section V. C)
A	80%	30% of front yard and rear yard, 25% of side yards
B	75%	30% of front yard and rear yard, 25% of side yards
C	65%	30% of front yard and rear yard, 25% of side yards
D	55%	30% of front yard and rear yard, 25% of side yards
E	40%	30% of front yard and rear yard, 25% of side yards
E-1	40%	30% of front yard and rear yard, 25% of side yard. (Coverage limits in one side yard may be waived in accordance with Section V.C.(1)(m))
G – Commercial	30% with a Site Development Plan (Section VIII E(b))	

patios, pools, sidewalks and paths (except stepping stone paths), or other permeable or impermeable pavement (sports courts, etc.), except as described in part (3) of this section.

The design requires a variance for the amount of impervious coverage, maximum allowed is 30%, plan submitted request 39%.

You may revise your plans as submitted, or we have enclosed instructions to file for a variance. You have thirty days from the date of this letter to file your appeal. If you do not wish to file an appeal, you may pick up your plans; if the plans are not picked up or an appeal filed within thirty days, the plans will be destroyed. If you have any further questions, please call me at 314-997-6308.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roger Stewart', written over a horizontal line.

Roger Stewart, CBO
Building Commissioner



LOT 43
1/4
FIELDVIEW HOMES
TRUST
LOC. # 18140034
BK. 17764PG. 305

LOT 45
LOC. # 18140035
BK. 17764PG. 305
12.54 ACRES

GRATE INLET
TOP EL. -416.69
INV. EL. -414.12

GRATE INLET
TOP EL. -417.81
INV. EL. -414.31

TREE CHART

- 1. 15'
- 2. 12'
- 3. 15'
- 4. 20'
- 5. 14'
- 6. 20'
- 7. 50'
- 8. 12" REMOVE
- 9. 18" REMOVE
- 10. 8"
- 11. 28"
- 12. 28"
- 13. 13"
- 14. 10"

TOTAL: 243 CALIPER 25% = 60.75 OR 3.5 TREES
TOTAL REMOVED: 30 CALIPER OR 2 TREES

NOTE: 17,334 SQ. FT. REAR YARD
5,200 ALLOWED HARDSCAPE
4,900 HARDSCAPE EXISTING

POOL AND DECK = 1,087 SQ. FT.
PAVILION = 490 SQ. FT. (430 REVISED)
TOTAL NEW HARDSCAPE = 4,577 SQ. FT. (1,517 REVISED)
4,277 SQ. FT. OVER (1,217 SQ. FT. OVER)

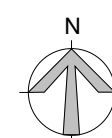
PARTIAL PAVEMENT
REPLACEMENT IN AUTOCOURT = 1,186 SQ. FT.
25% CREDIT FOR GREEN SPACE = 297 SQ. FT.

TOTAL IMPERVIOUS AREA OVER
1,217 - 297 = 920 SQ. FT. = 5.3% OVER

GENERAL SITE PLAN NOTES

- 1. 4' TALL WROUGHT IRON POOL ENCLOSURE - MAINTAIN 3' CLEAR FROM ANY CLIMBEABLE OBJECT
- 2. POOL EQUIPMENT
- 3. CHANGING AREA
- 4. STORAGE
- 5. 24" SQUARE PAVERS
- 6. STONE PAVING
- 7. 12" STONE COPING
- 8. POOL SHELF BELOW WATER LINE
- 9. STEPS INTO WATER
- 10. PLANTING AREA
- 11. EXISTING WALL
- 12. NEW 2' H. RETAINING WALL
- 13. CENTER ON AUTOCOURT AND FRONT DOOR OF HOUSE

- 14. 6' H. SCREENING WALL
- 15. 4' H. POOL EQUIPMENT ENCLOSURE
- 16. EXISTING TO REMAIN
- 17. 18" CATCH BASIN OVER TRENCH DRAIN
- 18. CENTER POOL AND POOL PAVILION
- 19. GRAVEL PAVING - ALT. PERMEABLE



1 SITE PLAN
1:20

OLIVER RESIDENCE
42 GLEN EAGLES DRIVE
LADUE, MO 63124

JOB NO.: 2120
ISSUE DATE: 11-30-20
REVISION DATES:
1 12-07-2020
2 01-08-2021

DANIEL A. ELAVSKY - ARCHITECT
MO# 2008010396

© MAINLINE GROUP
ARCHITECTURE, INC. 2020
THESE DOCUMENTS AND DESIGNS ARE THE
PROPERTY OF MAINLINE GROUP
ARCHITECTURE, INC. THEY MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN CONSENT

CONTACT:
ALLEN ROEHRIG
DESIGN PHASE:
CONSTRUCTION
DOCUMENTS

SITE PLAN

A0.1